



### LOCATION

731 Harrison Ave. Claremont, CA 91711



### COMPLETION

In 2025

### DESCRIPTION

**Larkin Place** is a newly constructed permanent supportive housing development with 33 units located on a .55-acre vacant site in the City of Claremont. This redevelopment opportunity will transform an underutilized site previously owned by Pilgrim Place into 32 apartments (plus 1 manager’s unit) of permanent supportive housing that combines affordable housing with onsite services for low-income and formerly homeless individuals. **Larkin Place** will be Jamboree’s second community developed in Claremont. The four-story building features 8 studios, 24 one-bedroom units, and a two-bedroom manager’s unit. Targeted towards individuals earning 30% of the Area Median Income (AMI) in Los Angeles County, the development addresses the critical need for housing for those experiencing chronic homelessness.

The architectural design is a nod to mid-century modern aesthetics, emphasizing horizontal lines through canopies and material composition. Neutral earth-tone colors create a warm and inviting material palette, grounding

### AMENITIES

- Community Room
- Community Kitchen
- Laundry Facilities
- Computer Lab
- BBQ Area
- Dog Run
- On Site Resident Services
- On Site Parking

the building and seamlessly tying into the architectural fabric of the neighborhood. Encompassing approximately 2,700 square feet, **Larkin Place** includes leasing and amenity spaces such as a multipurpose room with a community kitchen, along with private offices for property management, supportive services, and case management services. Outdoor amenities, including a BBQ area, outdoor deck, and a dog run, foster a sense of community and well-being.

Parking convenience is ensured with 11 surface parking spaces located at the rear of the site. **Larkin Place** represents a thoughtful and comprehensive approach to addressing the housing needs of the community while creating a welcoming and supportive living environment.

### SUPPORTIVE SERVICES

In collaboration with community partners, Jamboree ensures that residents have direct access to onsite professionals who offer a range of essential services and support. These services include case management, peer support activities, individual and group therapy, crisis counseling, recovery services, and life skills courses covering areas such as resume building, budgeting, and conflict resolution. There will be staff onsite including a member of the property management staff who lives at the property. Jamboree’s Community Impact team will also provide onsite support coordinators to help connect residents to other community resources. Additionally, the community-focused approach of Jamboree incorporates activities that contribute to building a supportive and cohesive living environment for all residents.

Security features at **Larkin Place** are comprised of access-controlled entry, a 24/7 monitored voice-down security system, and an overnight visitor policy. The property is supported by a 24-hour emergency response team and onsite management staff. As a committed community developer, Jamboree ensures long-term neighborhood well-being, enforcing tenant lease agreements, and meeting regulatory standards set by government and private lender partners, ensuring ongoing funding is tied to proper community management.



- On Site Property Management

### PROXIMITY

- Across from Larkin Park
- 0.1 Miles – Pilgrim Place Health Services Center
- 0.2 Miles – Claremont Joslyn Senior Center
- 0.3 Miles – El Roble Intermediate School
- 0.9 Miles – Downtown Claremont
- 1.2 Miles – Claremont Colleges

### RENT

Of the 33 income restricted units, 32 units will be supported with Section 8 project-based vouchers (PBVs). Residents are expected to contribute towards their rent, calculated to not exceed 30% of their total income. Depending on the size of the unit, the monthly rent paid by residents will not exceed \$662-709.

*[\*Rents are subject to change based on annually published HUD rents for Los Angeles County, CA]*

### JAMBOREE'S ROLE

- Collaborate with regional partners to determine the appropriate target population and financial feasibility of the development.
- Coordinate all architectural and engineering plans and entitlements
- Secure all development financing
- Manage construction project, marketing, and lease-up
- Asset management and oversee third-party property management
- Provide comprehensive supportive services and coordination of all onsite agencies and service providers
- Operate property long-term

### CONSTRUCTION

**Architect:** KFA Architecture

**Landscape Architect:** Land Images

**Interior Designer:** AI Design

**General Contractor:** Jamboree Quality Development and Construction, Inc.

**Property Management:** Quality Management Group

### OTHER STAKEHOLDERS

**U.S. Bancorp Impact Finance:** \$13.1 million construction loan and \$10.7 million in tax credit equity

**Century Housing Corporation:** \$4.5 million permanent loan, \$1 million acquisition loan.

**Los Angeles County Development Authority (LACDA):** \$4.7 million permanent loan and 32 project-based vouchers

**San Gabriel Valley Regional Housing Trust:** \$3 million permanent loan sourced from HUD Community Project Funding

### INCOME FORMULA

(8 Studios, 24 Residential Units & 1 Manager Unit)

Studio (30% AMI)	One Bedroom (30% AMI)	Manager's Unit
8 studios	24 units	1 unit
375 sqft.	495 sqft.	745 sqft.



### LAND STATS

Density	Total Acreage	Building SqFt
60 dwelling units per acre	0.55 acres	25,000 SqFt.

### TOTAL COSTS

Acquisition Costs	Soft Development Costs	Hard Development Costs	Total Development Costs
\$1,200,000	\$9,619,738	\$13,076,046	\$23,895,784

Costs per square foot (based on total square footage excluding acquisition value)	Overall Per Unit Cost (based on total unit count excluding acquisition value)
\$908	\$687,751

### ABOUT JAMBOREE

Jamboree Housing Corporation (Jamboree) is an award-winning, broad-based nonprofit housing development company that develops, acquires, renovates, and manages permanently affordable rental and ownership housing throughout California for 20,000+ residents -- working families, seniors, and people with special needs. Founded in 1990 and headquartered in Irvine, CA, Jamboree is a leading community development organization committed to sustaining excellence with high quality affordable housing that benefits the environment, economy and local communities. Jamboree currently oversees \$1.5 billion in affordable housing developments

in its development pipeline as part of a \$3.2 billion asset portfolio including the development of and/or ownership interest in more than 10,000 homes in more than 100 California communities. Resident services with designated staff that foster learning, health and wellness, and community building are offered onsite at many Jamboree properties.

For more information, visit [jamboreehousing.com](http://jamboreehousing.com) and follow Jamboree on LinkedIn, Facebook, Instagram, and Twitter at @JamboreeHousing.